

II

Department of the Navy

AD--A263 292



DTIC
ELECTE
APR 23 1993
S c D

FY 1994 BUDGET ESTIMATES

DOD BASE REALIGNMENT &
CLOSURE PROGRAM I
(1988 Commission)

93-08634



4308

93 4 21 001

JUSTIFICATION DATA
SUBMITTED TO CONGRESS
APRIL 1993

TABLE OF CONTENTS

	<u>Page No.</u>
1. Financial Summary	1
2. Base Realignment and Closure Detail By Package:	
a. Naval Station, New York (Brooklyn), New York.	3
b. Naval Station, Ingleside, Texas	7
c. Naval Station, Puget Sound (Sand Point), Washington	11
d. Naval Station, Treasure Island (Hunters Point Annex), California	15
e. Naval Hospital, Philadelphia, Pennsylvania.	19
f. Salton Sea Test Site, Imperial County, California	23
3. Planning/Design and Management.	27

INTO QUALITY ENGINEERING

St-A, Auth: Navy Comptroller (Ms. Parker
- 695-6598) per telecon 22 Apr 93 JK

Accession For	
NTIS CRA&I	<input checked="" type="checkbox"/>
DTIC TAB	<input type="checkbox"/>
Unannounced	<input type="checkbox"/>
Justification	
By	
Distribution /	
Availability Codes	
Dist	Avail and/or Special
A-1	

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN MILLIONS)

ONE-TIME IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	79.1	56.7	7.4	77.2	0.0	0.0	220.5
Family Housing							
Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Operations	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Environmental	0.0	[9.5]	[16.1]	[13.3]	0.0	[5.0]	[43.9]
Studies	0.0	0.9	0.0	1.3	0.0	0.0	2.2
Compliance	0.0	6.4	15.4	7.7	0.0	0.0	29.5
Restoration	0.0	2.2	0.7	4.3	0.0	5.0	12.2
Operation & Maintenance	0.0	2.5	12.2	5.6	0.0	5.0	25.4
Military Personnel - PCS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.0	1.8	0.6	0.0	0.0	0.0	2.4
Homeowners Assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0
and Sales Revenue (-)	0.0	0.0	0.1	0.9	0.0	-10.0	-9.1
TOTAL COSTS	79.1	70.5	36.4	97.0	0.0	0.0	283.0
SAVINGS:							
Military Construction	-7.6	0.0	-38.9	-38.9	-38.9	-38.9	-163.2
Family Housing							
Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Operations	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Operations & Maintenance	0.0	-26.0	-38.0	-22.7	-32.6	-32.2	-151.5
Military Personnel	0.0	0.0	0.0	-4.0	-9.7	-6.1	-19.8
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Civilian ES (End Strength)	[0.0]	[0.0]	[0.0]	[0.0]	[135]	[185]	
Military ES (End Strength)	[0.0]	[0.0]	[0.0]	[250]	[360]	[510]	
TOTAL SAVINGS	-7.6	-26.0	-76.9	-65.6	-81.2	-77.2	-334.5

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN MILLIONS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	71.5	56.7	-31.5	38.3	-38.9	-38.9	57.3
Family Housing							
Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Operations	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Environment	0.0	9.5	16.1	13.3	0.0	5.0	43.9
Operation & Maintenance	0.0	-23.5	-25.8	-17.1	-32.6	-27.2	-126.1
Military Personnel	0.0	0.0	0.0	-4.0	-9.7	-6.1	-19.8
Other	0.0	1.8	0.6	0.0	0.0	0.0	2.4
Homeowners Assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Land Sales Revenues (-)	0.0	0.0	0.1	0.9	0.0	-10.0	-9.1
Civilian ES (End Strength)	[0.0]	[0.0]	[0.0]	[0.0]	[135]	[185]	
Military ES (End Strength)	[0.0]	[0.0]	[0.0]	[250]	[360]	[510]	
NET IMPLEMENTATION COSTS:	71.5	44.5	-40.5	31.4	-81.2	-77.2	-51.5

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

CLOSURE/REALIGNMENT LOCATION: NAVAL STATION NEW YORK

ONE-TIME

IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	20600	13140	0	10600	0	0	44340
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[6378]	[935]	[2052]	[0]	[0]	[9365]
Studies	0	0	0	250	0	0	250
Compliance	0	6378	935	1802	0	0	9115
Restoration	0	0	0	0	0	0	0
Operation & Maintenance	0	2000	4116	3284	0	0	9400
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	1216	437	0	0	0	1653
Homeowners Assistance	0	0	0	0	0	0	0
and Sales Revenue (-)	0	0	50	395	0	-2000	-1555
TOTAL COSTS	20600	22734	5538	16331	0	-2000	63203

SAVINGS:

Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-100	-1000	-4200	-4200	-4200	-13700
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
TOTAL SAVINGS	0	-100	-1000	-4200	-4200	-4200	-13700

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	20600	13140	0	10600	0	0	44340
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	6378	935	2052	0	0	9365
Operation & Maintenance	0	1900	3116	-916	-4200	-4200	-4300
Military Personnel	0	0	0	0	0	0	0
Other	0	1216	437	0	0	0	1653
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	50	395	0	-2000	-1555
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
NET IMPLEMENTATION COSTS	20600	22634	4538	12131	-4200	-6200	49503

**BASE REALIGNMENT AND CLOSURE 1988
PACKAGE DESCRIPTION**

NAVY/Naval Station New York (Brooklyn), NY/Package:

Closure Package: The Commission recommended closure of Naval Station New York (Brooklyn), whose mission is to provide administrative, housing, supply, medical and recreational support to fleet units at Naval Station New York (Staten Island) and logistic support to Navy tenants. Support functions and tenants will be relocated to Staten Island or other government owned/leased facilities in the metropolitan New York area.

Action required to accomplish the Brooklyn closure includes: construction of headquarters/admin, personnel support, bachelor housing, maintenance, security, and warehousing facilities; environmental cleanup at Brooklyn; master planning; and protection and maintenance costs until facilities are disposed.

Costs:

Military Construction: The following facilities must be constructed to implement the recommendations of the Commission:

<u>Location/Project Number, Title</u>	<u>Fiscal Year</u>	<u>Amount (\$000)</u>
Staten Island P-111R, Public Works Facilities	1990	4,500
Staten Island P-107R, Bachelor Enlisted Quarters	1990	8,100
Staten Island P-115R, Navy Exchange Facilities	1990	2,800
Staten Island P-116R, Physical Fitness Center	1990	2,600
Staten Island P-120R, Outdoor Rec Facilities	1990	2,600
Subtotal FY 1990		20,600
Staten Island P-117R, HQ/Admin Building	1991	6,700
Staten Island P-122R, Community Facilities	1991	4,600
Staten Island P-110R, Automotive Hobby Shop	1991	640
Staten Island P-118R, Police Station	1991	1,200
Subtotal FY 1991		13,140
Staten Island P-108R, Storage Facilities	1993	1,600
Staten Island P-113R, BOQ	1993	9,000
Subtotal FY 1993		10,600

Family Housing Construction: None.

Family Housing Operations: None.

Environmental: The closure of Brooklyn will not adversely affect the environment. Environmental assessment with finding of no significant impact was completed in August 1990. The numbers reflected under Environmental Compliance are for asbestos abatement, underground storage tank (UST) removal, and polychlorinated biphenyl (PCB) transformer removal. There are no Environmental Restoration requirements for NS Brooklyn.

NAVY/Naval Station New York (Brooklyn), NY/Package: (continued)

A disposal EIS is listed as a requirement in the studies line in FY 93. NAVSTA will close by 30 September 1992. This disposal EIS will facilitate a timely disposal of the property. EIS will address impacts of disposal; primary issue involves changes in land use.

Operations and Maintenance: Costs include rehabilitation and repair of Staten Island facilities for public works engineering; rehabilitation and repair of the Ft. Wadsworth gymnasium; temporary modular facility for interim MED/DEN Clinic to replace the Brooklyn Clinic closed in FY 91; temporary lease trailers to replace Brooklyn Exchange until Stapleton NEX complete; CIVPERS severance and relocation; relocation of usable equipment; disposal of unusable equipment; collateral equipment, beyond what can be reused, to outfit the Base Closure facilities; transfer of telephone service from Brooklyn to Staten Island; tenant relocation; alterations and first year's lease of GSA lease facilities for SUPSHIPS and CCPO; renovation of existing government facilities (closed New Rochelle Reserve Center) for Navy Motion Picture Service; interim operations support services to provide support services at both Brooklyn and Staten Island during functional transfer; bridge tolls for increased traffic between Staten Island and Brooklyn for services and security; environmental surveys for hazardous materials; removal of asbestos, underground storage tanks and PCB electrical gear; master planning; Brooklyn real estate appraisal; disposal costs, paid to GSA for disposal services; and minimum protection and maintenance until Brooklyn facilities are disposed of.

Procurement Items: Required for operational support equipment and replacement intrusion detection systems.

Revenues from Land Sales: The Brooklyn site is composed of approximately 41.32 acres with about 690,665 SF of improved facilities and 29,572 SF family housing. Two structures have been identified as eligible for the National Register of historic facilities. Initial commission estimates for land sale revenues were about \$40M. Because of probable transfer to other federal agencies and McKinney Act providers, a more realistic estimate is \$2M.

Savings:

Military Construction: None.

Family Housing Construction: None.

Family Housing Operations: None.

Operations and Maintenance: The value reflects Brooklyn savings less increased operating costs at Staten Island.

Military Personnel: None.

Other: None.

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

CLOSURE/REALIGNMENT LOCATION: NAVAL STATION INGLESIDE

ONE-TIME

IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	1400	0	0	0	0	0	1400
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[0]	[0]	[0]	[0]	[0]	[0]
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operation & Maintenance	3	0	0	0	0	0	3
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	360	0	0	0	0	360
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL COSTS	1403	360	0	0	0	0	1763

SAVINGS:

Military Construction	-7600	0	0	0	0	0	-7600
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-11200	-10000	-10000	-10000	-10000	-51200
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
TOTAL SAVINGS	-7600	-11200	-10000	-10000	-10000	-10000	-58800

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	-6200	0	0	0	0	0	-6200
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	0	0	0	0	0	0
Operation & Maintenance	3	-11200	-10000	-10000	-10000	-10000	-51197
Military Personnel	0	0	0	0	0	0	0
Other	0	360	0	0	0	0	360
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
NET IMPLEMENTATION COSTS	-6197	-10840	-10000	-10000	-10000	-10000	-57037

**BASE REALIGNMENT AND CLOSURE 1988
PACKAGE DESCRIPTION**

NAVY/Naval Station Ingleside, TX/Package:

Closure Package: The Commission recommended that the Strategic Homeport Program construction for Naval Station Lake Charles and Naval Station Galveston not be completed and that comparable construction be accomplished at Naval Station Ingleside, Texas. One oiler was to be relocated from Lake Charles and two frigates and two mine-warfare ships from Galveston. Consolidation of the Lake Charles and Galveston ships with the rest of the battleship battlegroup at Ingleside would have improved battlegroup integrity, reduced operating costs, and improved command and control.

Actions originally required to implement the Lake Charles and Galveston closures included construction of pier/wharf extensions and utility extensions.

As a result of the recent military force structure review and reduction of the number of combatant ships, the mission and ship mix at Naval Station Ingleside has changed. Two mine warfare-ships and two reserve frigates from the original Base Realignment and Closure (BRC) ship mix remain. Action required to accomplish the Gulf Coast realignment includes: pier/wharf utility modifications, pier-support equipment, and environmental restoration at Galveston and Lake Charles.

Costs:

Military Construction: The following facilities must be constructed to implement the recommendations of the Commission:

<u>Location.</u>	<u>Project Number.</u>	<u>Title</u>	<u>Fiscal Year</u>	<u>Amount (\$000)</u>
Ingleside	P-035R,	Utility & Site Improvements	1990	<u>1,400</u>
		Subtotal FY 1990		1,400

Family Housing Construction: None.

Family Housing Operations: None.

Environmental: The closure of Lake Charles and Galveston will not adversely affect the environment. An environmental assessment for the relocation from Galveston and Lake Charles to Ingleside was completed in August 1990, resulting in a finding of no significant impact. The property in Lake Charles has been returned to the Lake Charles Harbor and Terminal District, in accordance with the Memorandum of Agreement. The Galveston property will be transferred to the Marine Corps and the Coast Guard. Therefore, an environmental assessment is not required for disposal.

Operation and Maintenance: Funds are required for real estate disposal documentation.

NAVY/Naval Station Ingleside, TX/Package: (continued)

Procurement Items: Funds are required for collateral pier support equipment for the additional ships: ship-to-shore power cables; ship-to-shore communication cables; and utility hoses for potable water, sanitary sewer and oily waste services to the ships; brows for ship access; and fender cushions to protect ship hulls and the pier/wharf from damage.

Revenues from Land Sales: No revenues will be realized from sale of the Lake Charles or Galveston sites. The Lake Charles site has reverted back to the Lake Charles Harbor and Terminal District. The Galveston site will be transferred to Marine Corps and Coast Guard.

Savings:

Military Construction: None. Construction planned for Lake Charles and Galveston closures will not be executed.

Family Housing Construction: None

Family Housing Operations: None.

Operations and Maintenance: Savings projected were based upon consolidation of the Lake Charles and Galveston operations with operations at Ingleside.

Military Personnel: None. All incoming personnel would have reported to Ingleside, rather than to Lake Charles and Galveston.

Other: None.

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

CLOSURE/REALIGNMENT LOCATION: NAVAL STATION PUGET SOUND

ONE-TIME
IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	29660	0	57940	0	0	87600
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[237]	[1272]	[800]	[0]	[0]	[2309]
Studies	0	237	0	800	0	0	1037
Compliance	0	0	655	0	0	0	655
Restoration	0	0	617	0	0	0	617
Operation & Maintenance	8	65	1004	1623	0	5000	7700
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
and Sales Revenue (-)	0	0	0	0	0	-8000	-8000
 TOTAL COSTS	 8	 29962	 2276	 60363	 0	 -3000	 89609

SAVINGS:

Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
 TOTAL SAVINGS	 0	 0	 0	 0	 0	 0	 0

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	29660	0	57940	0	0	87600
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	237	1272	800	0	0	2309
Operation & Maintenance	8	65	1004	1623	0	5000	7700
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	0	0	-8000	-8000
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
NET IMPLEMENTATION COSTS	8	29962	2276	60363	0	-3000	89609

**BASE REALIGNMENT AND CLOSURE 1988
PACKAGE DESCRIPTION**

NAVY/Naval Station Puget Sound (Sand Point), WA/Package:

Closure Package: The Commission recommended closing the portion of Naval Station Puget Sound (Sand Point) whose mission is to serve fleet units at Naval Station Puget Sound (Everett). Activities supporting the Pacific Northwest Carrier Battlegroup at Everett, but currently located at Sand Point will be relocated. Some facilities can be constructed at Everett, but due to site limitations, land must be purchased near Everett in order to accomplish this relocation.

Costs:

Military Construction: The following facilities must be constructed to implement the recommendations of the Commission:

<u>Location, Project Number, Title</u>	<u>Fiscal Year</u>	<u>Amount (\$000)</u>
No Projects	1990	
Everett, On-site P-302R, Fleet HQ Support Bldg	1991	5,800
Everett, On-site P-104R, Logistics Complex	1991	9,500
Everett, Off-site P-300R, Land Acquisition	1991	11,200
Everett, On-site P-312R, Port Services Addition	1991	<u>3,160</u>
Subtotal		29,660
No Projects	1992	
Everett, Off-site P-301R, Util & Site Improvements	1993	16,300
Everett, Off-site P-309R, Library & Educational Svcs	1993	2,150
Everett, Off-site P-304R, Family Services Center	1993	2,340
Everett, Off-site P-306R, Playing Fields & Courts	1993	1,760
Everett, Off-site P-311R, Chapel and Religious Education	1993	1,700
Everett, Off-site P-308R, Bachelor Officers Qtrs	1993	6,400
Everett, Off-site P-310R, Hobby Shop & Special Svcs	1993	1,520
Everett, Off-site P-132R, Firing Range and Armory	1993	880
Everett, Off-site P-307R, Fleet Parking Area	1993	2,900
Everett, Off-site P-319R, Auto Hobby Shop	1993	1,370
Everett, Off-site P-320R, Access Roads	1993	8,220
Everett, Off-site P-141R, Commissary and Exchange	1993	<u>12,400</u>
Subtotal		57,940

Conjunctively-Funded Construction: P-141R, Commissary and Exchange Facility, has a total commissary requirement of 60,000 square feet. 40,000 square feet will be funded by base closure and 20,000 square feet will be conjunctively funded by Non-appropriated Funds.

Family Housing Construction: None.

Family Housing Operation: None.

Environmental: The environmental impact of the realignment of Naval Station Puget Sound, Everett, will primarily be due to acquisition of and construction on land in the vicinity of Everett. In addition, there will be an increase in personnel assigned to Everett with a corresponding decrease at Sand Point. The Environmental Impact Statement for this package was completed in August 1991. Disposal of Sand Point land will be effected after completion of separate environmental documentation.

Cleanup of contaminated soil, asbestos removal, and removal of fuel tanks at Sand Point will be funded from the Base Closure Account.

Operations and Maintenance: O&M,N funds are required for equipment relocation and moving costs, collateral equipment, real estate disposal and documentation, civilian PCS, and master planning. The relocation of activities that support the Pacific Northwest Carrier Battlegroup will involve construction of, and relocation to, new facilities at Sand Point. The new facilities will utilize existing collateral equipment where possible; however, additional collateral equipment including desks, chairs, partitions and storage racks will be needed in the new facilities. Civilian PCS costs are attributable to relocating civilian personnel to the new duty station. Funds are required to perform master planning of the new off-site support area and to provide for revision of the existing waterfront master plan to accept base closure changes.

Procurement Items: None.

Revenues from Land Sales: Appraisals based on highest and best use of land at Sand Point have not yet been made. However, estimates based on sale for fair market value range up to \$60 million, depending on the acreage to be disposed. If transferred to another government agency, revenue may not be realized. Based upon current interest in this property, an \$8M estimate is more realistic.

Savings:

Military Construction: None.

Family Housing Construction: None.

Operation and Maintenance: None. Increased recurring costs for personnel and operations at Everett exceed the projected savings from the partial closure of Sand Point.

Military Personnel: None.

**BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)**

**CLOSURE/REALIGNMENT LOCATION: NAVAL STATION TREASURE ISLAND
(HUNTERS POINT ANNEX)**

ONE-TIME

IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	57100	5500	7400	5200	0	0	75200
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[518]	[0]	[0]	[0]	[0]	[518]
Studies	0	518	0	0	0	0	518
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operation & Maintenance	0	410	1276	715	0	0	2401
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	223	130	0	0	0	353
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL COSTS	57100	6651	8806	5915	0	0	78472

SAVINGS:

Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-14700	-20200	-1800	-9800	-3500	-50000
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
TOTAL SAVINGS	0	-14700	-20200	-1800	-9800	-3500	-50000

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	57100	5500	7400	5200	0	0	75200
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	518	0	0	0	0	518
Operation & Maintenance	0	-14290	-18924	-1085	-9800	-3500	-47599
Military Personnel	0	0	0	0	0	0	0
Other	0	223	130	0	0	0	353
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
NET IMPLEMENTATION COSTS	57100	-8049	-11394	4115	-9800	-3500	28472

**BASE REALIGNMENT AND CLOSURE 1988
PACKAGE DESCRIPTION**

NAVY/Naval Station San Francisco (Hunters Point), CA/Package:

Closure Package: The Commission recommended that the proposed Strategic Homeport Program for Hunters Point not be executed and that comparable construction be accomplished at Pearl Harbor, Hawaii, and Long Beach and San Diego, California. To implement this recommendation and to be able to berth relocated ships and adequately support operations and crew requirements, it is necessary to modify and upgrade existing waterfront and utilities facilities at Pearl Harbor, Hawaii and San Diego, California, and to construct personnel support and training facilities at Pearl Harbor, Hawaii.

Costs:

Military Construction: All construction is budgeted prior to FY 94. The following facilities must be constructed to implement the recommendations of the Commission:

<u>Location/Project Number, Title</u>	<u>Fiscal Year</u>	<u>Amount (\$000)</u>
Pearl Harbor P-434R, Wharf Modifications I	1990	5,300
Pearl Harbor P-332R, Pier and Shore Improvements	1990	36,900
Pearl Harbor P-441R, Wharf Modifications II	1990	5,700
Pearl Harbor P-443R, BEQ	1990	<u>9,200</u>
Subtotal		57,100
 San Diego P-262R, Pier 7 Upgrade	 1991	 <u>5,500</u>
Subtotal		5,500
 San Diego P-120R, Elec Distribution Piers 6/8	 1992	 <u>7,400</u>
Subtotal		7,400
 Pearl Harbor P-474R, Applied Instruction Fac Addn	 1993	 1,700
San Diego P-323R, Pier 3 Upgrade	1993	<u>3,500</u>
Subtotal		5,200

Family Housing Construction: None.

Family Housing Operation: None.

Environmental: No environmental cleanup is required for this action. An Environmental Impact Statement (EIS) was required for Pearl Harbor, Hawaii and Environmental Assessment (EA) was prepared for San Diego, California. The Pearl Harbor EIS Record of Decision was issued in late Summer 1990. The San Diego EA Finding of No Significant Impact was completed early Fall 1990.

Operation and Maintenance: To accommodate new ships at the modified wharves and piers and new pier, O&M funds are required for a satellite facility to support hotel services (water, sewage, steam, oily waste, power and communications) for Pier F-5, outfitting and startup, and one-time material handling costs. Collateral equipment required to support the new ships

NAVY/Naval Station San Francisco (Hunters Point), CA/Package: (continued)

includes: foam filled fendering systems, moorings, lighting, and ship-to-shore cables and connections. Systems furniture, conventional furniture, heavy duty shelving and other collateral equipment is required to outfit new facility construction.

Procurement Items: Costs are for berthing support equipment (camels, brows etc.) and pier material handling equipment.

Revenues from Land Sales: No land disposal is required.

Savings:

Military Construction: No savings.

Family Housing Construction: None.

Operation and Maintenance: Savings represent cost avoidance from eliminating Hunters Point as a Strategic Homeport site.

Military Personnel: No savings.

Other: None.

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

CLOSURE/REALIGNMENT LOCATION: NAVAL HOSPITAL PHILADELPHIA

ONE-TIME IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	0	0	3500	0	0	3500
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[2354]	[13840]	[6400]	[0]	[0]	[22594]
Studies	0	154	0	250	0	0	404
Compliance	0	0	13840	5850	0	0	19690
Restoration	0	2200	0	300	0	0	2500
Operation & Maintenance	0	5	5840	0	0	0	5845
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	480	0	0	480
TOTAL COSTS	0	2359	19680	10380	0	0	32419
SAVINGS:							
Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	-6800	-6700	-7000	-7300	-27800
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
TOTAL SAVINGS	0	0	-6800	-6700	-7000	-7300	-27800

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	0	0	3500	0	0	3500
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	2354	13840	6400	0	0	22594
Operation & Maintenance	0	5	-960	-6700	-7000	-7300	-21955
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	480	0	0	480
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
NET IMPLEMENTATION COSTS	0	2359	12880	3680	-7000	-7300	4619

BASE REALIGNMENT AND CLOSURE I
(1988 COMMISSION)
PACKAGE DESCRIPTION

NAVY/Naval Hospital Philadelphia, PA/Package:

Closure Package: The Commission recommended the Closure of Naval Hospital Philadelphia. The hospital provides comprehensive emergency, outpatient and inpatient health-care to eligible personnel. Facilities are unsafe and inadequate to support modern health-care. Because of condition and configuration, facilities cannot be modernized.

Action required to accomplish the hospital closure includes rehabilitation of a facility of opportunity for medical services relocation to the shipyard; environmental cleanup at the hospital; protection and maintenance of hospital facilities until they are disposed; and rehabilitation of a facility to relocate Naval Ship Systems Engineering Station offices, which currently occupy nine Naval Hospital buildings.

Costs:

Military Construction: All construction is budgeted prior to FY 94. The following facilities must be constructed to implement the recommendations of the Commission:

<u>Location/Project Number. Title</u>	<u>Fiscal Year</u>	<u>Amount (\$000)</u>
Philadelphia P-008R, Building Modernization	1993	<u>3,500</u>
	Subtotal	3,500

Family Housing Construction: None.

Family Housing Operations: None.

Environmental: There is a requirement for Environmental Restoration for an under ground storage Tank investigation and cleanup. There is also a requirement for a disposal EIS. There is a larger cost for asbestos abatement.

Operation and Maintenance: Costs are for: relocation of necessary medical equipment to the temporary clinic and Walson Army Hospital; disposal of excess equipment; civilian RIF's and relocations; minimum maintenance and protection of existing hospital buildings, until property is disposed and; procurement of collateral equipment, and office systems furniture, for the renovated NAVSSES facility.

Procurement Items: None.

NAVY/Naval Hospital Philadelphia, PA/Package: (continued)

Revenues from Land Sales: No revenues have been identified because ultimate disposition of the hospital facilities and land has not been determined.

Savings:

Military Construction: None.

Family Housing Construction: None.

Family Housing Operations: None.

Operations and Maintenance: Savings are generated from reduced costs of utilities, maintenance, and other operating costs associated with the smaller, more efficient facilities being constructed.

Military Personnel: None.

Other: None.

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

CLOSURE/REALIGNMENT LOCATION: SALTON SEA TEST SITE

ONE-TIME

IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[0]	[100]	[4000]	[0]	[5000]	[9100]
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	100	4000	0	5000	9100
Operation & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL COSTS	0	0	100	4000	0	5000	9100

SAVINGS:

Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	

BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	0	0	0	0	0	0
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	0	100	4000	0	5000	9100
Operation & Maintenance	0	0	0	0	0	0	0
Military Personnel	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
Military ES (End Strength)	[0]	[0]	[0]	[0]	[0]	[0]	
ET IMPLEMENTATION COSTS	0	0	100	4000	0	5000	9100

BASE REALIGNMENT AND CLOSURE I
(1988 COMMISSION)
NARRATIVE SUMMARY

SALTON SEA TEST RANGE

Closure/Realignment Action: This "no-cost" real estate disposal is part of the 1988 Base Closure Commission report. There are significant environmental restoration problems with this real estate which have not been properly addressed in the past. Under current law, these problems must be addressed with the Base Closure I Account.

One-time Implementation Costs:

Military Construction: None.

Family Housing Construction: None.

Family Housing Operations: None.

Environmental: Salton Sea Test Base is not a National Priorities List site. The cleanup schedule will be implemented in accordance with the Comprehensive Environmental Restoration Compensation and Liability Act (CERCLA), although it is not a CERCLA site. A total of 24 sites have been identified by the Preliminary Assessment (PA) for inclusion in the Installation Restoration Program. Possible sources of contamination include underground storage tanks, landfills, leach fields, and asbestos.

Operations & Maintenance: None.

Procurement Items: None.

Revenue from Land sales: None.

Savings:

Military Construction: None.

Family Housing Construction: None.

Family Housing Operations: None.

Operations and Maintenance: None.

Military Personnel: None.

Other: None.

**BASE CLOSURE I
BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
NAVY FINANCIAL SUMMARY
(DOLLARS IN THOUSANDS)**

CLOSURE/REALIGNMENT LOCATION: P&D MANAGEMENT

ONE-TIME

IMPLEMENTATION COSTS:

	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	8422	0	0	0	0	8422
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	[0]	[0]	[0]	[0]	[0]	[0]	[0]
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operation & Maintenance	21	17	0	0	0	0	38
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
and Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL COSTS	21	8439	0	0	0	0	8460

SAVINGS:

Military Construction	0	0	-38900	-38900	-38900	-38900	-155600
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	-1600	-7200	-8800
Military Personnel	0	0	0	-4000	-9700	-6100	-19800
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[135]	[185]	
Military ES (End Strength)	[0]	[0]	[0]	[250]	[360]	[510]	
TOTAL SAVINGS	0	0	-38900	-42900	-50200	-52200	-184200

BASE CLOSURE I
 BASE REALIGNMENT AND CLOSURE (1988 COMMISSION)
 NAVY FINANCIAL SUMMARY
 (DOLLARS IN THOUSANDS)

NET IMPLEMENTATION COSTS:	FY90	FY91	FY92	FY93	FY94	FY95	TOTAL
Military Construction	0	8422	-38900	-38900	-38900	-38900	-147178
Family Housing							
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environment	0	0	0	0	0	0	0
Operation & Maintenance	21	17	0	0	-1600	-7200	-8762
Military Personnel	0	0	0	-4000	-9700	-6100	-19800
Other	0	0	0	0	0	0	0
Homeowners Assistance	0	0	0	0	0	0	0
Land Sales Revenues (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	[0]	[0]	[0]	[0]	[135]	[185]	
Military ES (End Strength)	[0]	[0]	[0]	[250]	[360]	[510]	
NET IMPLEMENTATION COSTS	21	8439	-38900	-42900	-50200	-52200	-175740